



**Delta
Institute**

Environmental Quality &
Community and Economic Development

October 16, 1998

Dear Gateway Urban Sprawl Meeting Participant:

The next urban sprawl meeting is scheduled for **Thursday, November 5, 1998 from 1:00 to 5 p.m.** The meeting will be held at the **IDOT Building in Collinsville, Illinois.**

To help prepare for the next meeting, please review the attached materials. We have enclosed:

- a draft agenda;
- meeting attendance response form;
- questionnaire and background information;
- summary of the evaluations for the August 26 meeting;
- draft minutes of the August 26 meeting;
- information on the Delta Institute; and
- newspaper clippings on the Metro-Link.

Please let us know if you will be attending the November 5 meeting by returning the meeting response form on or before November 2, 1998. Also enclosed is a questionnaire with attached background information. This questionnaire is designed to help clarify the urban sprawl issues of interest to the meeting participants. We would greatly appreciate you taking the time to review the background information, which organizes the input on urban sprawl issues we have received to date, and complete the questionnaire. Please return the completed questionnaire to us by November 2, 1998. The responses to the questionnaires we receive will be reviewed with you during the meeting.

As the draft agenda indicates, we are proposing to provide three break out sessions during the next meeting. One session will discuss the issues associated with the revitalization of urban centers and planning. This session will be facilitated by Donna Ducharme with the Delta Institute. There will again be a break out session on stormwater management, which will be facilitated by Delta Institute staff. And we will have a separate break out session to discuss preservation of open space and farmland issues, which will be facilitated by volunteers from the East-West Gateway Coordinating Council, Judis Santos and Caroline Keating.

We have also enclosed for your review and comment a copy of the draft meeting minutes and evaluation summary for the first Gateway Urban Sprawl meeting. Finally, the information on the Delta Institute is included in response to meeting participants' request for information on the organization.

If you have any questions concerning the upcoming meeting, please feel free to call me at 501/663-6764. We look forward to seeing you on November 5.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Carpenter". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Ellen Carpenter
Associate Director

DRAFT
Gateway Regional Urban Sprawl Meeting
November 5, 1998
IDOT Building
Collinsville, Illinois

Agenda

Meeting Objectives

- Select the priorities for action.
- Begin developing actions to address the priority issues.

Thursday, November 5, 1998

12:45 p.m. **Registration**

1:00 p.m. **Welcome by U.S. EPA, Region 5 Representative**

1:15 p.m. **Introductions**

1:30 p.m. **Review Agenda and Meeting Objectives**

1:45 p.m. **Discuss Results of Questionnaire**

Desired outcomes: Provide participants with an opportunity to review the priority issues identified by the participants.

2:15 p.m. **Break**

2:30 p.m. **Break Out Sessions**

Desired Outcome: Provide participants with an opportunity to work together on developing actions to address priority urban sprawl issues. Participants will break out into the following sessions:

- Stormwater management;
- Preservation of open space and farmland; and
- Revitalization of urban centers and planning.

4:15 p.m. **Break**

4:30 p.m. **Group Presentations**

Desired Outcome: Groups report on the work accomplished in the break-out sessions.

4:50 p.m. **Next Steps**

Desired Outcome: Determine date, time, place and obtain input for next meeting's agenda.

5:00 p.m. **Adjourn**

Please answer the following questions by providing as much detail as possible and return by fax or mail on or before October 30, 1998 to:

1. Please review the background information attached to this questionnaire. Which of the six topics (stormwater management, preservation of open space, preservation of farmland, transportation, revitalization of urban centers, urban sprawl and planning) do you think are most critical to address? Why?
2. What are the most significant issues associated with the topic(s) you identified in Question #1? Why are these the most significant issues?

3. Please describe the top three priority projects to be implemented that are critical for addressing each of the issues identified in Question #2?
4. What resources are needed to implement these projects?
5. What role do you see yourself playing in addressing the issues you have identified in Question #2?

6. What background information do people need to have in order to effectively address the issues you have identified?
7. Do you have any or know of any background materials that would be important to make available to the Gateway urban sprawl meeting participants?
8. Please provide the names and addresses of others you would like us to invite to participate in the Gateway urban sprawl meetings.

THANK YOU!

Background Information

I. Topic: Stormwater Management

Problems/Issues:

- Impacts of sprawl include stormwater runoff, sedimentation, farmland loss.
- As little as one inch of rain causes the creeks to overflow in Monroe County.
- When it rains, we get water and sedimentation and other pollutants where we don't want it
- Over reliance on regulations and enforcement
- Generally - economic interests are in the bluffs and flooding problems are in the bottoms where people are economically disadvantaged.

Causes:

- Flooding in the bottoms is caused by the increased amount of impervious surfaces in the bluffs.
- Rapid development and lack of corresponding detention due to impervious surfaces.
- Erosion from the bluffs decreases the capacity of the waterways in the bottoms to accommodate stormwater.
- Lack of sedimentation control.
- Lack of streambank stabilization.
- Laws are not enforced to keep property owners from polluting other properties.
- Lack of funding.
- No one agency is responsible for regulating development with respect to flooding.
- Lack of uniform ordinances in counties and cities for stormwater management/ enforcement and for sedimentation control measures.
- Lack of comprehensive planning.
- Land use is not an expression of comprehensive public policy.
- Land use decisions currently made don't require land use to be sustainable.
- TIF and economic incentives make it impossible for people to make wise choices (i.e. SWIDA).
- Difficult to balance economic and environmental wellness.
- Lack of education on stormwater related problems.
- Lack of collaboration.
- Lack of impact fee assessments that correspond to the extent of a development's impacts.
- The costs of development are not paid by those who benefit from it-developers leave problems behind.
- Information on stormwater management is available, but the local county soil and water conservation districts cannot guarantee developers use the information on detention.

Information Needs

- People wanted to know if there is a correlation between stormwater, flooding and the quality of their drinking water.

Proposed ideas, solutions and recommendations to help address the problems associated with

stormwater management:

- Educate people on the relationship of impervious surfaces to increased stormwater runoff.
- Hire a media company to develop a campaign to educate people about the need for sedimentation control measures.
- Need a public relations educator to educate on the costs of sprawl and provide research on ordinance models used in other cities.
- Need to standardize stormwater control regulations to eliminate disadvantages to cities and counties that have adopted appropriate stormwater control measures.
- Establish sedimentation control measures that will control erosion associated with a 100-year storm event.
- Need an agency to finance improvements on a watershed basis-no agency has legal authority.
- Need more resources for stream bank stabilization to ensure that clean water is going to the bottoms as opposed to water with more silt.
- Use existing resource plans that have been written for all of the watersheds to guide solutions for stormwater management.
- Have a local sponsor for improvements using federal funding.
- Need balance of environmental costs vs. benefits.
- Need to stop making arbitrary decisions about property rights/uses or public vs. private.

First Priority Issue to Address (identified by participants in Stormwater break out session):

- Lack of uniform ordinances in counties and cities for management/enforcement of sedimentation control measures and stormwater.

II. Topic: Preservation of Open Space

Problems/Issues:

- Open space is being lost.
- Development should occur without destroying the area's resources.
- The Metro-East area is a floodplain.
- The area lacks a mechanism to acquire open space, for example: City of Madison and Mosentone Island.

Information Needs:

- How do we provide for growth without using up our resources?

Proposed ideas, solutions and recommendations to help address the problems associated with the loss of open space:

- Need to decide what can be developed and what can't.
- Need to educate developers on the value of open space.
- Do not allow any development in the floodplain. The flood of 1993 caused floodwater to reach Highway 157.
- Some areas, i.e. wetlands, should not be allowed for development.
- Green space requirements need to be part of development.

III. Topic: Preservation of Farmland

Problems/Issues:

- We are losing some prime farmland. For example, the new airport was built on farmland.

Causes:

Farmland is being consumed for development.

Information Needs:

- If we continue developing farmland at the current rate-what happens? Would there be a food shortage?
- Should there be a farmland preservation program?

Proposed ideas, solutions and recommendations to help address the problems associated with the development of farmland:

- Leave the floodplains as farms. Two-thirds of the world's horseradish crop is grown in the floodplains, which are prime agricultural lands.
- Need to create a conservation district.
- Need to create a farmland preservation program.

IV. Topic: Transportation

Problems/Issues:

- Should the region invest in mass transit or build more highways?
- ▶ Transportation is a problem. It is causing congestion. Transportation issues follow development instead of helping to guide development.
- ▶ Transportation policy is related to energy and land use, revitalization of urban centers, and growth in suburban areas.
- ▶ A light rail system is being developed in our area, but existing tracks are being used. The rail will not take any new space or require additional land.
- Metro-Link plans for development at stations.
- Use caution on transit extension. Transit itself can cause sprawl.

Information Needs:

- Who gets infrastructure first? Is infrastructure built first then people follow it or do the people move first and then infrastructure follows?

Proposed ideas, solutions and recommendations to help address the problems associated with transportation:

- Transportation corridor program/install the infrastructure.
- Transportation and industry are linked.
- Need more public transportation.
- ▶ Metro Link is having a synergistic affect on urban centers. We expect small spheres of

- urban development around the Metro Link stops.
- ▶ Metro-Link could be a catalyst for smart growth.
- ▶ Metro-Link could be a way to tie outer growth areas to downtown St. Louis.
- Public transportation provides a network; it moves people to jobs.
- ▶ There is a new four-lane state highway being built between Waterloo and Columbia in Monroe County. We expect growth along the highway. A frontage road will be required.
- ▶ People drive faster on wider streets. Need to narrow the streets so people drive slower.

V. Topic: Revitalization of Urban Centers

Problems/Issues:

- The Metro-East area enjoys a great deal of diversity that contributes to the quality of life. We should preserve and enhance the area's assets to maintain the quality of life needed to attract new residents, businesses and travelers.
- Not doing a good job of planning, developing policies and allocating resources to enhance investment in urban centers.
- Funding is obstacle to redevelopment of brownfields.
 - Grants for redevelopment require up-front costs to develop the grant application. Project may not be funded. If do get the funding, can't get money for investigations, only administrative support.
 - Developers will pay for some of the up-front costs on the easy sites; the problem is with the secondary sites.
- TIF intended to promote brownfield redevelopment, but now is used as a bartering tool.

Causes Related to the Decline of Urban Centers:

- As people leave city neighborhoods, the money for infrastructure leaves, the tax base declines, property values decline, etc.
- There is also a racial component to sprawl. When integration occurs there is a trend is for whites to move farther out.
- ▶ Housing stock in Belleville is older which has not been attractive to younger families.
- Sometimes brownfield policy thwarts redevelopment. For example the conflict between air quality and brownfields (designation of an area as an ozone nonattainment areas may create regulatory disincentives to development).

Information Needs:

- Need to know why people are moving away from the urban centers. What quality of life issues do we need to address to make urban centers more attractive?
- Need to figure out ways to attract young families back to neighborhoods

Proposed ideas, solutions and recommendations to help address the problems associated with the revitalization of urban centers:

- With the expansion of the public transit line, we hope to see more environmentally friendly folks looking at the older, urban neighborhoods.

- Neighborhood organizations in the inner city are making a difference. These local initiatives need to be reinforced.
- Need to reward people who stay in the cities with tax breaks.
- Need to involve schools in development decisions.
- Need to use the transit system as a tool to help cure urban sprawl.
- Need more rational land use policies, including public transportation and liveable communities.
- Good schools bring and retain residents.
- Need housing to encourage people to return.
- Historic housing (for example, Victorian homes) brings people back.
- Older people will return to urban centers, but want a whole block dedicated to housing for the retired/elderly.
- Need to create positive incentives for change to occur that will enhance brownfield programs. For example, use tax credits to provide incentives for redevelopment, zoning, infrastructure to support development, clean-up levels, environmental justice/neighborhood issues-how do you attract people back to urban neighborhoods, develop strategies to address air quality v. brownfield redevelopment.
- Try regional revenue sharing to balance the impacts of growth, ex. O'Fallon & East St. Louis.
- Need a policy on directing investments.
- Look at the Mill Creek redevelopment-one of the most successful in the U.S.
- Recommend viewing the video, "Back From the Brink."

VI. Topic: Urban Sprawl and Planning

Problems/Issues:

- The Metropolitan area population is stagnant, but the geographic boundaries are expanding.
- In-fill and lack of planning on a scale that will preserve or protect the characteristics that traditionally have made the area an attractive place to live.
- Do we want to continue developing land at the current rate?
- Elected officials make decisions/make political decisions.
- Site plan development has little or no public input.

Causes:

- Growth in Monroe County is mostly out from the cities, but the County is not experiencing exponential growth.
- Most development in St. Clair County is coming from people who are moving out of the cities.
- The areas between Belleville, O'Fallon, and Fairview Heights are filling up. Land is rapidly being consumed without a corresponding increase in population.
- Since the construction of the bridge at Alton in 1995, there has been a 43% increase in residential housing in the Godfrey/Alton area.

Information Needs:

- Need public education on the costs of sprawl.
- Is growth good for the tax base?
- Are there economic impacts associated with growth? If so, what are they?
- Need to figure out how to get credible information on growth rates and economic impacts of development, both positive and negative.
- Is growth occurring too fast to accommodate septic, water supplies and traffic needs.
- What is the current rate of growth in Madison, St. Clair, and Monroe County?

Proposed ideas, solutions and recommendations to help address the problems associated with urban sprawl:

- Need to educate decision-makers about the value of long-term planning and the impacts of development, both good and bad.
- Need to stop making decisions based upon politics.
- Need to develop fair and equitable ways to evaluate development projects.
- Need better comprehensive plans/Need to update comprehensive plans every 5 years.
- Need to coordinate development between the cities and county.
- There are cost trade-offs with development decisions/Market drives the sprawl/We subsidize many of the choices (for example, local building codes don't allow for cluster development)-need to rethink those.
- Let people know what the choices are.
- Public involvement in decision-making may need improvement.
- Need regional planning that communities can stick to.
- Municipalities can use infrastructure to control or direct growth.
- Infrastructure allows for new design-design affects function.
- People follow good infrastructure.
- We can have our own set of best practices.
- In O'Fallon-building on acre lots is fashionable/What is fashionable needs to be redefined.

Gateway Regional Urban Sprawl Meeting
November 5, 1998
IDOT Building
Collinsville, IL

Meeting Summary

I. Introductions

The meeting began with a welcome provided by Elissa Speizman, U.S. EPA Region 5, Director of Public Affairs and Gateway sponsor. Introductions followed the welcome. A meeting attendance list is included in Attachment 1.

II. Review of Minutes from Last Meeting

The facilitator asked if there were any corrections to be made to the minutes of the last meetings. One error was submitted in writing. On page 8 of the minutes, "Mosentone" Island should be spelled "Mosenthein" Island.

III. Review Agenda and Meeting Objectives

The facilitator reviewed the meeting objectives which were to: 1) select the priorities for action; and 2) begin developing actions to address the priority issues. The agenda and ground rules also were reviewed. Participants were polled to see how many people would be attending each break out session. After taking the poll, it was agreed that the preservation of open space and farmland break out session would be merged with stormwater management. No other changes were suggested to the agenda or the ground rules. During the review of the agenda, the facilitator also outlined the proposed process for developing actions. A copy of the agenda, proposed process for developing actions, and ground rules are included in Attachment 2.

IV. Discuss Results of Questionnaire

Although some completed questionnaires were submitted at the meeting, only one response was received prior to the meeting. The participants agreed to defer discussion of the results until the responses can be collated. The agenda was revised to allow more time for the break out sessions.

V. Break Out Sessions

The participants broke into the following two sessions:

- A. Revitalization of Urban Centers/ Planning/Transportation; and
- B. Preservation of Open Space and Farmland and Stormwater Management.

Copies of the attendance list for the break out sessions are included in Attachment 3.

A. Revitalization of Urban Centers/Planning/Transportation

This group held a lengthy discussion about the issues of urban deterioration, sprawl and planning in the Metro-East region and the interconnections between these issues. As a result of these discussions, they proposed to develop two initiatives-- one focused on urban revitalization and the other on sprawl.

1. Urban Revitalization Initiative

This group proposed to develop an initiative to support the creation and implementation of community generated urban revitalization plans. Support should be provided to communities in cities throughout the Metro-East area. Cities will be asked to volunteer communities that meet certain criteria. The goal is to create successful examples of revitalized urban communities in the Metro-East area and to generate momentum that can carry over to nearby communities. The goal is to create positive alternatives to continued sprawl. In order to develop this initiative the following steps need to be taken:

- a) The group working on this project should be expanded to include people with different backgrounds and expertise. It should include specialists in education, economic development, housing, safety, social services, finance, etc.

Andy Anderson will explore what federal resource people might be available, and Ron Tedesco will identify local government representatives and participants from the other categories. The Delta Institute also will identify additional potential representatives from the listed categories. The information developed by Andy and Ron will be faxed to Donna Ducharme at the Delta Institute (312) 554-0913 in order to extend invitations to the next meeting to the potential participants identified.

- b) Background information on other successful urban revitalization planning and implementation processes should be collected. There is no reason to reinvent the wheel. We should learn from the experience of others.

Gene Schmittgens will invite representatives of the St. Louis Development Corporation to attend the meeting in January and discuss their process. Keary Cragan will identify examples through the Smart Growth Network. Rita Backstrum will bring the video, *✓ Back from the Brink* for viewing at the next meeting. Jerome King will order the video equipment. Rita will also identify people from St. Louis who have been involved in urban revitalization to attend the meeting following the January session.

- c) Identify the resources-- human, financial, in-kind, technical, etc-- that we will have to offer participating communities.

Andy Anderson will explore what federal resources might be available. Delta Institute will identify potential sources of private money and non-monetary assistance.

Other issues to consider include:

How can we find out about State, county and local government resources?

What will we ask participating cities and communities to contribute?

d) Based upon the information gathered above, the project will be fleshed-out, written-up and distributed. There are a number of audiences--cities and communities, potential participants on this committee, and potential funders or resource providers.

Other issues to consider:

Realistically, should we limit the number of communities accepted into the first round of this initiative to a manageable number? What is that number?

2. Public Education Initiative on Urban Sprawl and Revitalization

The second proposed initiative is to design and conduct a public education campaign about the true costs and benefits of urban sprawl and of urban revitalization. A number of steps must be taken to develop this initiative, including:

a) Find out what information will be included about this issue in the study that is currently underway at the University of Illinois, Edwardsville.

Rita Backstrom will invite the researchers to make a presentation at the January meeting.

b) Identify and obtain other information that is needed to educate the public. This should include case studies of communities that have successfully implemented urban revitalization strategies and limited sprawl.

See #1.b. above for action assignments.

c) Develop an information dissemination plan. Identify the key publics. Determine and design information content and formats for these publics. Identify ways to distribute the information.

d) Obtain the resources needed in order to gather or generate the educational information needed, to create the educational materials in various formats, and to distribute the information effectively to the public.

B. Preservation of Open Space and Farmland/ Stormwater Management

It was agreed that one hour would be dedicated to the open space/farmland issue and one hour to stormwater management.

Preservation of open space and farmland was considered first. The first step undertaken was to brainstorm issues of concern under this topic. Issues identified included:

- Chouteau Island needs protection against development
- What is the value of open space
- What is the current impact on all open space
- What resources exist to coordinate open space protection efforts
- Need to focus on the protection of wetlands in the American Bottoms
- Need to evaluate quality of wetland mitigation
- Need better enforcement of wetland protection
- Need to clarify enforcement needs
- Corps of Engineers needs to enforce 404 permit requirements
- Need a clearer definition of wetlands
- Need to know what the incentives for sprawl are/ what is driving sprawl
- How do you pay for open space needs
- Need to preserve farmland/kids are leaving the farm/SWIDA is taking farmland for a parking lot under its eminent domain authority
- Need to identify tax incentives for developing farmland, open space/create incentives for preserving
- Create a public land trust
- Need a way to identify land that should be purchased

After discussion, participants identified three priority projects on which they wanted to work:

1. **Need for a coordinated development plan.** A coordinated development plan would help identify which areas need to be protected and which areas are attractive to developers. Components of a coordinated development plan should include:

greenways/open space
farmland
commercial property
industrial property
transportation corridors
utility corridors

- In developing this plan, it is important to identify and coordinate with current projects and available resources (Farmland Preservation Act, Greenways Corridor, etc.)
- Need to know what is the value of open space
- Need to know what causes sprawl/what are the incentives for developing land that causes sprawl
- Consider revising tax incentives for developing farmland open space

- Obtain DNR's scorecard/evaluation tool for outdoor use opportunity
 - Obtain information on the Wetlands Value Land Program
 - Obtain information on Portland approach to curbing sprawl and the Salt River project.
2. **Address current development issues for open space.** There are a number of open space/wetland areas that are currently threatened with development. For example:
- Chouteau Island needs protection from further development. Bring together representatives from: FEMA, DNR, U.S. EPA and the Corps of Engineers (COE) to discuss
 - Work with regulatory agencies to identify development of wetlands and enforcement needs for wetlands protection in the American Bottoms
3. **Development of a land trust.** This project would create a regional public land trust which would be a non-profit organization dedicated to purchasing development rights.
- Need to identify ways to pay for open space.
 - Coordinate with information relating to the coordinated development plan for the region (project #1).

The open space/farmland session was concluded so the group could address **stormwater management**. The first priority previously identified by the group was the lack of uniform ordinances. The proposed solutions that had been developed for this priority were reviewed, discussed, and clarified to read as follows:

- Adoption of a uniform ordinance by 62 cities;
- Develop a county or regional authority; and
- Review information on the uniformity of ordinances and development of model ordinance.

Another proposed solution previously listed under the priority, lack of uniform ordinances, was "have a local sponsor for improvements using federal money." This proposed solution was reviewed and clarified to mean who will pay the local match and provide long term maintenance for projects funded by the federal government and requiring a match. After discussion, it was decided this proposed solution is an issue separate from the identified priority - lack of uniform ordinances.

The group briefly discussed previous efforts to address the stormwater management issues in the Metro East area. Participants indicated that the last proposed solution (review of information on the uniformity of ordinances and development of model ordinance) has largely been completed. Regarding the second proposal, legislation is being proposed again for the development of a regional authority. Dick Worthen volunteered to provide a copy of the draft legislation to the group. It was proposed that members of the Stormwater group:

- support the proposed legislation;
- sponsor debates on the proposal in their respective communities; and
- develop a speaker's bureau for providing information about the proposal.

VI. Group Presentations and Next Steps

The meeting participants reconvened to report on the outcomes of their respective break out sessions. Following the reports it was agreed that another meeting would be scheduled for Thursday, January 14, 1998 at the IDOT Building. [Note: due to the unavailability of IDOT's meeting room on January 14th, the meeting has been rescheduled for **Tuesday, January 12.**] It was suggested and agreed that the next meeting should be broken into a morning session and an afternoon session in order to enable interested community members to attend both sessions.

U.S. EPA again mentioned that the Gateway web site could be used by participants to share information about sprawl issues. Visit the site to see pictures from and the minutes of the first urban sprawl meeting. The site is <http://www.epa.gov/region5/gateway>.

Participants were requested to complete and return the evaluation form to the facilitator and the meeting adjourned.

Gateway Urban Sprawl Meeting

Thursday, November 5, 1998

Evaluation Responses

1. What did you want to accomplish during this meeting?
 - Gain a better understanding of the goals being set forth to address this crucial issue. Understand what resources will be offered to achieve these goals.
 - A next step to implement plan to work effectively, immediately, beginning today. Something concrete, attainable.
 - See a greater focus on specific issues.
 - Define goals to work toward.
 - Come up with some potential steps to solve sprawl problem.
 - Understanding & a plan of action.
 - Where is this process headed?
 - Survive. Learn more about the dynamics of sprawl, including ways to contain it. Communicate to others such understanding as I have (or discover).
 - Better understanding of urban sprawl issues in the East/West Gateway area.
 - Listen to local concerns.
 - The main objective I had as a representative of a public agency was to provide guidance when needed on the main issues at hand. That was accomplished today.
 - Open discussion on Stormwater problems-Hopefully get more people involved and assisting in passage of legislation.
 - The agenda.

2. Did this meeting meet your expectations? If so, how? If not, why not?
 - Yes.
 - Yes, it helped us to focus more on the problem of developing a system to deal with urban sprawl.
 - Yes, actually feel "things" were accomplished.
 - Yes. Our organization would like to see urban revitalization in many cities.
 - Yes. Continued to gain information on local issues/concerns.
 - It was definitely more focused and a general plan for future actions was outlined.
 - Yes. Progress was made on pinpointing the main action items for stormwater control.

- Yes, in most part. Understand from 1-10 was. People in the know did explain how to go about getting action.
- Yes. Gained understanding, yet goals seemed a little lofty.
- Partially. A couple of steps were taken.
- Somewhat.
- No. No focus was brought to the issues. We should have taken previous material and prioritized or broken it down in some way. (The open space issue appeared to do that.)
- Less was accomplished than I expected. Too much babble. Too little focus. Too little joint development of ideas.

3. Did the break out sessions try to accomplish:

Too Little
(2)

Just Enough
(8)

Too Much
(2)

Please provide any comments or suggestions you have concerning the break out sessions.

- Just enough, but there is a lot to cover. More experts speaking on topics.
- Developing a system that will utilize community team work.
- The sessions seem to get a slow start because of having to develop a comfort with the process by new participants
- We would like to be able to come away from the table with a reachable/attainable goal for urban revitalization.
- We may need to narrow the scope of discussions.
- Abbreviated, more focused meetings. Session seemed to stray into solving "the world's problems."
- Without objectives, it's difficult to say whether "enough" was accomplished.

3. How helpful were the facilitators?

Not
Helpful
1

2

Somewhat
Helpful
3

4

Very
Helpful
5

Responses:

(4)

(4)

(2)

4. Please provide any comments or suggestions you have for improving future meetings.
- I like the discussions & what action we can take to save our farms, open space, etc.
 - Try harder to focus on specific solutions. Continue to try to get industry, real estate and agriculture people to attend.
 - Facilitators need to focus on where EPA wants this to go.
 - Begin with limited free-flowing explanation of meeting goals and objectives and methods, and by framing and getting assent to, a program for the session. In addition to establishing agreement on process rules, make compliance expected.
 - Have mailing lists of entities/resources available in lieu of indicating you will mail them to attendees. Better facilitation direction. Other than "next meeting" information-no wrap up of issues/action items across groups occurred.

Gateway Regional Urban Sprawl Responses to Questionnaire

1. Please review the background information attached to this questionnaire. Which of the six topics (stormwater management, preservation of open space, preservation of farmland, transportation, revitalization of urban centers, urban sprawl and planning) do you think are most critical to address? Why?

Responses:

- Revitalization of urban centers. If we have vibrant, safe cities with the amenities people want (shopping, schools, open spaces) then many of the other issues will work themselves out. If people stay closer to the urban cities and infrastructure, then stormwater impacts are centralized and limited. Open space and farmland are preserved because there is no development. Transportation concerns will be more manageable because dollars spent moving people away from the urban core can be redirected to efficient mass transit and supporting current infrastructure.
- Urban sprawl and planning. If we solve this problem, the other five topics would not be major considerations.
- Preservation of open space and stopping sprawl, because if this is not done, the rest cannot be accomplished.
- Preservation of open space. It has no effective constituency as yet, but is critical to long term quality of life for the area.
- Revitalization of urban centers, urban sprawl and planning. Our inner cities are deteriorating for a number of reasons. Stormwater management.
- Stormwater-very serious problem-current ineffectual approach to the problem

2. What are the most significant issues associated with the topic(s) you identified in Question #1? Why are these the most significant issues?

Responses:

- 1. Safety/crime
 2. Schools
 3. Adequate housing
 4. Conveniences (shopping, etc.)

One of the biggest reasons people are leaving the cities is the fear of crime. People who can afford to leave, will if they feel unsafe. Secondary are the other issues. These will take care of themselves if people are there to be served.
- You cannot separate them. They are all interconnected. Destruction of open space is at the core of it all.
- The most significant issues associated with urban sprawl are the other 5 topics in question 1. We have done a poor job of planning and we allowed those who will profit financially to make most of the planning decisions, i.e. builders (home construction, road construction, etc.).

- 1. Lack of intergovernmental cooperation.
 - 2. Absence of a unified work program.
 - 3. Current lack of adequate staffing.
 - 4. Lack of uniform or similar stormwater standards.
 - 5. Lack of vision.
 - 6. Lack of commitment.
 - a. Develop a constituency-it is needed to argue the merits of open space planning.
 - b. Promote a forest preserve/conservation district-it must be sold to the stakeholders in an educational effort adequate to do the job.
 - Grants for redevelopment require up-front costs to develop. Enforcing codes plays a significant role in some communities. Very concerned about the quality of life of inner city children.
3. Please describe the top three priority projects to be implemented that are critical for addressing each of the issues identified in Question #2?

Responses:

- 1. Public involvement/Homeowners-grassroots neighborhood watch.
- 2. More visible police/public safety presence
- 3. Relocation/development grants
- We must reinhabit places where infrastructure already exists. We must not build more roads. We should rely more on mass transit.
- Declare some areas closed to open country development.
Make developers leave green space and open ground to stop erosion and ground water pollution.
Make saving farm ground a priority by giving family farmers an economic alternative to selling to developers.
- Organization of open space "council." Research of the history of forest preserves/districts. Development of a plan of education for the establishment and all other stakeholders.
- We feel that enforcing housing/building, environmental, illegal dumping, crime, trash, lead-poisoning-mostly issues that could be addressed by getting tough with codes that are not being enforced. Education more community, local. Federal and state along with private business groups working together.

4. What resources are needed to implement these projects?

Responses:

- Money. Unified, non-partisan, non-provincial leadership.
- Obviously money-both private and government. Cooperation between local government entities to start action to change rules for development. Change of tax policies to discourage over-development and encourage retention of open space, farm ground and wildlife cover, to be sure any development is done ecologically sound.

- Funds for research. Door to door, mailings, churches. Funds for workers to enforce codes. Funds for training community residents on performing some of these jobs.
 - People have been brainwashed into thinking that living on 3 acres with a manicured lawn is the desirable thing. We must make them realize that community open space is less work and much more enjoyable as well as being environmentally more sensible.
 - Interested people. Photos, slides, brochures, presentations.
5. What role do you see yourself playing in addressing the issues you have identified in Question #2?

Responses:

- 1. Facilitator
 - 2. Author of articles
 - 3. Legislative liaison
 - We can perform outreach, education and provide services. Develop newsletters, brochures, flyers, videos. We can help establish communication with the local neighborhood groups to address problems/obtain solutions with the leaders of our community.
 - Keep up and informed above all, continue to write letters to the editors of newspapers, and letters to local, state and federal officials that deal with these issues. I continue my participation in "St. Louis 2004" activity, as well as membership in "Madison County Conservation Alliance." I also continue my activity with American Farmland Trust and other organizations.
 - I work on committees and boards to promote this idea.
 - A participant in an open space "council," a participant in research on forest preserve legislation and organization, a participant in the education process.
6. What background information do people need to have in order to effectively address the issues you have identified?

Responses:

- People need to know how local government is set up, how tax laws favor open country development against preservation. People need to know and think about how all of these issues are interrelated and cannot be solved individually. Unfortunately, much of the public seems woefully uninformed about these and most other current issues.
- Need to have some knowledge of the inner city.
- Planning/politics/engineering/management
- Ed MacMann (spelling) is a good speaker. Perhaps he should speak to this group. I believe he's on retainer with the State of Illinois.
- Some knowledge of the forest preserve act.
- Some knowledge of existing forest preserves in Illinois.

Some knowledge of the benefits.
Some knowledge of financing the districts.
Some knowledge of how forest districts have been established elsewhere.

7. Do you have any or know of any background materials that would be important to make available to the Gateway urban sprawl meeting participants?

Responses:

- Various surveys done by American Farmland Trust and information about their preservation efforts would be very helpful.
- IEPA/IDNR Watershed Program materials.
SIMPAC Model Ordinances-Stormwater Management, Soil Erosion and Sedimentation, 1997.
- Other cities have addressed this issue. Portland, Oregon, for example. We should use them as examples of what can be done.
- Copy of the Illinois act on forest preserves. Brochures describing existing materials.

8. Please provide the names and addresses of others you would like us to invite to participate in the Gateway urban sprawl meetings.

Responses:

- Marla Jentsch, 115 Kimberly Court, Collinsville, IL 62234
- St. Mary's Hospital, Mr. Richard Mark, 618/274-1900
- Joel Cross, IEPA, Springfield
- Ray Hollman, 101 Primrose Lane, Fairview Heights, IL 62208
- Richard & JoAnn Ellerbrake, 866 Enterprise Farms, Lebanon, IL 62254
- Bob Freeman, 4813 Kaskaskia Trail, Godfrey, IL 62035
- Jim Bensman, 117 Shamrock, Apt. 1, East Alton, IL 62024

You Can Take It to the Bank **SPRAWL IS BAD**

Theodore W. Hild, Chief of Staff, Preservation Services Division

Here's an interesting bit of news: California's Bank of America has adopted the notion that sprawl is a threat to economic progress. The bank put its name on a report that says we have to make drastic changes in how and where we build things or growth may be endangered. In essence, the report says that sprawl is bad for business.

That sprawl is a problem isn't a new idea, and during the fifty-year period in which sprawl has been acknowledged and criticized, the Bank of America isn't the first to express alarm. It's been fashionable for decades among certain groups of people to sniff and snort at the dull monotony of suburban subdivisions and to ridicule mall culture. Moreover, serious academic studies since the early 1970s have demonstrated the folly of uncontrolled growth and its chaotic manifestations. What's news is that an organization like the Bank of America has joined the critics, and that should make a lot of people sit up and listen.

From its origins as a neighborhood bank in one of San Francisco's Italian sections, the Bank of America emerged as the largest bank in the country for a number of years. You don't get there without a hard nose or a thick skin. You have to be aggressive and understand the true meaning of profit, and that's not done with sentimentality. We're not dealing with a bunch of over-the-hill hippies or zealous eco-freaks here.

Simply stated, sprawl is the decentralization and expansion of city centers into fringe areas where land is utilized less intensively; it's like putting five pounds of potatoes into a twenty-pound bag. Sprawl is not a single phenomenon as much as a syndrome, a whole series of things that have gone wrong with the environment. Sprawl is a bad word as well as a bad idea, even though the locution "sprawling city" has been used in the past with pride, as if to say that our city is big and strong and energetic. But that was before, and now the word is pejorative.

We have plenty of sprawl in Illinois. The Northeastern Illinois Regional Planning

Commission reports that between 1970 and 1990 the region of Cook County and its surrounding five counties experienced an overall population increase of only 4.1 percent, while residential and industrial land consumption increased 46 percent and 74 percent, respectively. I imagine that numbers for the Metro-East area across the river from St. Louis are about the same. I also suppose that lands adjacent to all the larger communities in the state are going through the same thing. Add up the populations for all these areas, and it appears that about 85 percent of everyone living in Illinois is in a sprawl-affected community.

For most preservation sympathizers the typical sprawl-related problem means the demolition of old farmhouses and farmsteads to make way for suburban subdivisions. Sometimes old cemeteries, historic and pre-historic, are uprooted too, and then the local highway department yanks out the quaint old bridge and installs some pre-cast thing to handle the increased traffic.

Other environmentalists, not just historic preservationists, worry about sprawl. The permanent loss of agricultural land and the degradation of ecosystems such as wetlands (what we used to call swamps) plagues the planners. The increase in air pollution as a result of increased dependence on automobiles and an increase in oil consumption confounds the conservationists. The decentralization of jobs, the escalating economic segregation of the population, and the loss of the sense of community startles the sociologists.

Sprawl threatens historic preservation in subtler ways. It pulls jobs out of the central city, leading to decline in older, historic neighborhoods. It costs the taxpayers money to support abandoned and underutilized infrastructure. Think of all those sewers and streets that don't get used but have to be paid for. Can you imagine a railroad leaving hundreds of boxcars sitting on a siding, empty, not hauling anything? They lose money that way. Same thing with empty

streets, except in this case the investors are the taxpayers.

Meanwhile, at the other end of the line, the cost of infrastructure goes up and up and up. In the city or older suburbs it may take three hundred feet of sewer to serve eight or ten or more households. Out on the fringe it might take over a thousand feet of sewer for the same number of households. That means it costs more than three times as much to provide sewers for people in the sprawl's fringes. How about all those new roads that have to stretch three times farther to reach one third less people? Same for telephone wires and electric wires—that's why utilities cost so much: everyone has to pitch in and pay for the extraordinary costs for those last miles of lines that serve so few people.

Higher property taxes and higher utility rates are but two of the consequences of sprawl on historic communities. Higher taxes and higher operating costs make it more difficult to save old buildings. Sprawl, not economic expansion, is the enemy of preservation. Sprawl is the enemy of progress. Preservationists and the builders of our expanding metropolises should be allies.

Sprawl hinders preservation directly and indirectly, the above mentioned aspects being only a few, but sprawl affects entire social and economic environments as well. Higher business costs are necessary to offset the side-effects of sprawl—the mismatch of workers and jobs, the time lost through longer commuting, the costs of dealing with social problems, air pollution, water pollution, and soil pollution. All these add up to a bad business climate.

The Bank of America has joined others in acknowledging that unchecked growth cannot be sustained forever. They have concluded that sprawl is a luxury we cannot afford. When a bulldozer flattens an old farmhouse to make way for three-thousand-square-foot tract mansions, it may not just be destroying our past, but our future as well.



December 1, 1998

Dear Gateway Urban Sprawl Participant:

The next Gateway Urban Sprawl meeting is scheduled for **Tuesday, January 12, 1999**. At our last meeting, a proposal was adopted to divide the next meeting into morning and afternoon sessions. This was suggested in order to enable participants interested in the topics to attend both sessions. Accordingly, we are tentatively scheduling the morning session to begin at 10:00 a.m. and adjourn at noon. Participants attending this session will work on the preservation of open space and farmland and stormwater management issues. The afternoon session will meet from 1- 3 p.m., and participants will work on revitalization of urban sprawl/planning and transportation issues. We are currently putting together the draft agenda for the January 12, 1999 meeting which we expect to mail out for your review next week along with a meeting registration form and a list of actions for follow up to the November meeting.

With this mailing, you will find enclosed a copy of the **draft minutes** of the November 5 meeting and a meeting **evaluation summary**. In addition, the responses from the completed questionnaires received at the last meeting have been collated and are included for your information. Please review these materials and call me at 501/663-6764 if you have any questions or comments.

Also enclosed please find an expanded mailing list that includes names of industry representatives, developers, and others who have been suggested as potential participants for the Gateway Urban Sprawl meetings. Please review this list and send me any additional names of people who you think might be interested in receiving our meeting notices and minutes.

I also am enclosing an article on sprawl forwarded to me which may be of interest to you.

We have some extra copies of the Erosion and Sediment Report for the Metro-East Re-Evaluation Study and the Clean Water Action Plan which were distributed at the last meeting. If you would like a copy of either of these documents, please feel free to call Lillian Saez in our Chicago office. Her number is 312/554-0900.

Sincerely,

Ellen Carpenter

Gateway Urban Sprawl Meeting

List of Participants

Thursday, November 5, 1998

IDOT Building

Collinsville, IL

NAME	ADDRESS	PHONE/FAX/EMAIL
Andy Anderson	U.S. EPA, Region 5 77 W. Jackson, Blvd. (AR-18J) Chicago, IL 60604	312/353-9681 Fax: 312/886-5824 anderson.andrew@epamail.epa.gov
Kathy Andria	Conservation Alliance of SW Illinois 3245 Carlson Granite City, IL 62040	618/876-5459 Kandria@ezl.com
George R. Arnold	MCCA 1306 St. Louis St. Edwardsville, IL 62025	
Rita Backstrom	City of Alton 101 E. Third, Room 204 Alton, IL 62002	618/463-3532 Fax: 618/463-0972
Steve Baker	Illinois Department of Transportation 2300 S Dirksen Parkway Springfield, IL 62764	217/785-2995 Fax: 217/ 785-0468 BakerSC@nt.dot.state.il.us
Dana Blubaugh	U.S. EPA, Region 7 726 Minnesota Kansas City, KS 66210	913/551-7577 Ext. 38501
Jean Bowers	Madison County Conservation Alliance # 8 Oasis Dr. Edwardsville, IL 62025	618/656-0119
Gordon Blum	U.S. EPA, Region 5 77 W. Jackson Blvd. (P-19J) Chicago, IL 60604	312/353-8501 Fax: 312/353-1155 blum.gordon@epamail.epa.gov
Larry L. Brown	Illinois Department of Public Health #22 Kettle River Drive Glen Carbon, IL 62034	618/656-6680 Fax: 618/656-8970

Gateway Urban Sprawl Meeting

List of Participants

Thursday, November 5, 1998

IDOT Building

Collinsville, IL

NAME	ADDRESS	PHONE/FAX/EMAIL
Michael Cordes	301 River Park Dr. East St. Louis, IL 62201	618/482-6634 Fax: 618/482-6720
William Gagen	St. Clair County #19 Public Square, Suite 200 Belleville, IL 62220	618/277-6790 Fax: 618/236-1190
Robert L. Gentsch	St. Clair County Board 26 Palmetto Drive Belleville, IL 62221	618/234-6515
Janet Haff	U.S. EPA – Region 5 77 West Jackson Blvd. Chicago, IL 60604	708/403-7231
James E. Jones	East St. Louis Community Action Network 348 R Collinsville Ave East St. Louis, IL 62201	618/271-9605 Fax: 618/271-9651
Carolyn Kehoe	Sierra Club 120 N. Douglas Ave. Belleville, IL 62220	618/235-6269 Fax: 618/235-6269 Kehoe@apci.net
Bob Kell	Freeburg 14 Southgate Center Freeburg, IL 62243	618/539-5705
Jerome King	U.S. EPA, Region 5 77 W. Jackson Blvd. (T-17J) Chicago, IL 60604-3590	312/886-0981 Fax: 312/886-2737 King.Jerome@epamail.epa.gov

Gateway Urban Sprawl Meeting

List of Participants

Thursday, November 5, 1998
IDOT Building
Collinsville, IL

NAME	ADDRESS	PHONE/FAX/EMAIL
Debbie Kring	U.S. EPA, Region 7 726 Minnesota Kansas City, KS 66202	913/551-7725
Thomas McSwiggin	IEPA Division of Water Pollution Control 1021 N. Grand Ave. East Springfield, IL 62794-7276	217/782-0610 Fax: (217) 782-9891 epa1239@epa.state.il.us
Jack Norman	Sierra Club 906 N. Metter Columbia, IL 62236	618/281-5460 Fax: 618/281-6977 PALMER83@HOTMAIL.COM
Rebecca Perkins	Neighbors United for Progress Lead Poisoning Prevention Coordinator 791 S 47th St. Centerville, IL 62207	618/274-4206 Fax: 618/236-1190
David B. Rahe	USDA NRCS (GRAND) 1215 Fernridge PKW.Stc 210 St. Louis, MO 63141	314-453-9811 Fax: 314/453-9516
Mike Rogers	Illinois EPA 1021 North Grand Ave. East P.O. Box 19276t Springfield, IL 62794-9276	217/524-4343 Fax: 217/524-4710 epa2131@epa.state.il.us
Deborah Roush	U.S. Army Corps of Engineers 1222 Spruce Street St. Louis, MO 63103	314/331-8033 Fax: 314/331-8774 B3PMMDLR@smpt.mus.usace.army.mil
Gene Schmittgens	Ziercher & Hocker 231 S. Bemiston, 8th Floor St. Louis, MO 63005	314/727-5822 Fax: 314/727-2824

Gateway Urban Sprawl Meeting

List of Participants

Thursday, November 5, 1998

IDOT Building

Collinsville, IL

FACILITATORS		
NAME	ADDRESS	PHONE/FAX/EMAIL
Ellen Carpenter	Delta Institute 53 W. Jackson Blvd., Suite 1604 Chicago, IL 60604	501/663-6764 Fax: 501/664-2423 ejcarpenter@delta-institute.org
Donna Ducharme	Delta Institute 53 W. Jackson Blvd., Suite 1604 Chicago, IL 60604	312/554-0900 Fax: 312/554-0900 Dducharme@delta-institute.org
Judis Santos	East-West Gateway Coordinating Council 10 Stadium Plaza St. Louis, MO 63102	314/421-4220 judis.santos@ewgateway.org
Caroline Keating	East-West Gateway Coordinating Council 10 Stadium Plaza St. Louis, MO 63102	314/421-4220 caroline.keating@gateway.org

Gateway Regional Urban Sprawl Meeting

November 5, 1998

IDOT Building

Agenda

Collinsville, Illinois

Meeting Objectives

- ☐ Select the priorities for action.
- ☐ Begin developing actions to address the priority issues.

Thursday, November 5, 1998

12:45 p.m. **Registration**

1:00 p.m. **Welcome by U.S. EPA, Region 5 Representative**

1:15 p.m. **Introductions**

1:30 p.m. **Review Agenda and Meeting Objectives**

1:45 p.m. **Discuss Results of Questionnaire**

Desired outcomes: Provide participants with an opportunity to review the priority issues identified by the participants.

2:15 p.m. **Break**

2:30 p.m. **Break Out Sessions**

Desired Outcome: Provide participants with an opportunity to work together on developing actions to address priority urban sprawl issues. Participants will break out into the following sessions:

- ☐ Stormwater management;
- ☐ Preservation of open space and farmland; and
- ☐ Revitalization of urban centers and planning.

4:15 p.m. **Break**

4:30 p.m. **Group Presentations**

Desired Outcome: Groups report on the work accomplished in the break-out sessions.

4:50 p.m. **Next Steps**

Desired Outcome: Determine date, time, place and obtain input for next meeting's agenda.

5:00 p.m. **Adjourn**

Ground Rules

- Focus on task
- Listen and respect others
- No side conversations
- No grandstanding
- Participate in decision-making
- Be on time
- Speak up

Process for Developing Actions

- Identify problems and their component parts
- Select priorities
- Brainstorm activities to address each problem
- Evaluate the activities in order to select the best approach

Three criteria for selection may include:

- Which actions will most likely lead to successful implementation?
- Which activities will provide the greatest return on your investment?
- Which activities will provide “quick wins” for the region?

- Assign volunteers for each activity

Participant List
Revitalization of Urban Centers/Urban Planning/Transportation
Break-Out Session
November 5, 1998

Andrew Anderson	Janet Haff
Rita Backstrum	Debbie Kring
Steve Baker	Rebecca Perkins
Dana Blubaugh	Dave Rahe
Gordon Blum	Mike Rogers
Michael Cordes	Gene Schmittgens
Keary Cragan	Susan Stitt
Bill Gagen	Ron Tedesco

Participant List
Preservation of Open Space/Stormwater Management
Break-Out Session
November 5, 1998

Kathy Andria	Tom McSwiggin
George R. Arnold	Jack Norman
Jean Bowers	Deborah Roush
Larry L. Brown	Elissa Speizman
Bob Gentsch	Darryl Thompson
James Jones	Rufus Williams
Carolyn Kehoe	Dick Worthen
Bob Kell	
Jerome King	